



Meeting Minutes

Whitestown BZA

Date: October 6, 2016

Time: 6:30pm

Location: Whitestown Municipal Complex, 6210 Veterans Drive Whitestown, IN 46075, (317) 769-6557

Call to Order:

6:30pm

Pledge of Allegiance

Roll Call

- ☒ Matthew Doublestein
- ☒ Jacob Crouch
- ☒ Bryan McKee
- ☒ Bryan Sheward
- ☒ Kyle Weathers

- ☒ Staff:
 - Lauren Bailey, Town Planner
 - John Molitor, PC/BZA Attorney

Approve Agenda

1) October 6, 2016

1. Table item "b" of the agenda: Indianapolis Road Truck Parking to be continued to next month.

Motion by Weathers. Second by McKee. Motion passes 5-0.

Minutes

2) June 2, 2016 Minutes

Motion by Weathers, Second by McKee. Motion passes 5-0.

Public Comment for Items Not on the Agenda

New Business – Public Hearing

3) **Docket BZA16-006-VA New Hope Christian Church Height Variance**

1. Sheward: At this time, I will excuse myself as a potential conflict of interest.
2. Doublestein: A quorum still stands.
3. Dennis Sheward: Introduction to project, presentation and handouts to Commission. Main points:
Current roofline is 44 ½ feet tall with existing steeple. The steeple will be removed as part of the remodeling approval we received by the Plan Commission. The distance from residents is far enough where they should not be affected. This structure will not be of combustible material so the building code allowing only 35 feet in height does not apply here. Good stewards for the community.

OPEN PUBLIC HEARING

4. John Stevens: Church patron; in support of petition. This will update and modernize our look.
5. Rob Jankowski: Church patron; in support of petition. The Church has a good relationship with the Town and has always provided a positive image for the community.
6. David Bourne: In support of petition. Thanks board for listening to the Church's desires to modernize and improve their image.
7. Richard Mott: Church patron; in support of petition. Good stewards of the Town, raises money for charity events, summer camps, night meetings, Vacation Bible School. Would like to see the Town provide them this variance.
8. Bailey: Staff Report
9. Petitioner Rebuttal: Sheward: This will only give a positive impact for the Church and we will be taking the existing steeple down if we get this variance. We would like to see a compromise. Provided printed definition of a steeple from the internet to better define a steeple versus an accessory structure.
10. Molitor: It is Staff's determination that this is classified as a separate structure not a steeple per our UDO.

Close Public Hearing

Board Discussion

11. Doublestein: Does it sway staff's recommendation that this structure not to exceed 35 feet if it's not made of a combustible material?
12. Bailey: No. The height restriction on this is based on the surrounding heights of primary buildings. Keep in mind both hotels are only four stories tall and that it's a primary structure, not just an accessory structure. The petitioner has voiced the building and existing steeple height is 44 ½ feet tall, the Board can vote accordingly based on this information provided.
13. Crouch: Does approving this set a precedent for other businesses to put up something to be 50 feet tall?
14. Molitor: Variances should be considered on a case by case basis.
15. Doublestein: I think allowing it to be just as high as they have right now would be ideal. The visuals provided are very helpful and 45 feet doesn't look as large as 50 feet, but taller than 35 feet.
16. McKee: I agree that we should allow 45 feet since that is the same as what they have now.

Motion to approve Docket BZA16-0206-VA to lower the variance height to 45 feet tall and the existing steeple on the building to be remove. by Weathers, Second by Crouch. Motion passes 5-0.

4) BZA16-008-VA Heartland Dental Side Setback

1. Kent Frandsen: Introduction to project and presentation
2. Doublestein: Should we consider this and Lot 3 together?
3. Molitor: You can vote on both of these at the same time since they affect each other.
- 4.

5) BZA16-009-VA Maple Grove Lot 3 Side Setback

1. Frandsen: Introduction to project in relation to Docket BZA16-008-VA.
2. Sheward: Is there a sidewalk planned between these two buildings?

3. Kittle: Yes, the intent is to include a sidewalk with a stamped concrete style walk. We are still working on tenants now but the tenant will have some say on the design of the path and outdoor seating area. There is about 17 feet between the two buildings.
4. Doublestein: Is there lighting proposed on any of these buildings?
5. Kittle: Lighting between the two and lighting on the front and back facades of the buildings.
6. Weathers: Has staff spoken with the Fire Marshal on the proximity of these buildings in the case of a fire?
7. Bailey: These buildings at this time are proposed to be sprinkled, they will be going in front of Plan Commission next month and we will ensure TAC will address any safety issues.

Motion to approve Docket BZA16-008-VA and BZA16-009-VA as presented by Crouch, Second by Weathers. Motion passes 5-0.

Other Business

Adjournment

6:57pm

Motion by Weathers. Second by McKee. Motion passes 5-0.

Matthew Doublestein, President

Lauren Bailey, Secretary